135.0	0001	0007.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	934,800 / 934,800
					USE VALUE:	934,800 / 934,800
					ASSESSED:	934,800 / 934,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		MORTON RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	BERLINGHIERI MARIO A &JUDITH A
Owner 2:	TRUSTEES/ MJB FAMILY TRUST
Owner 3:	
Street 1:	15 MORTON ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	BERLINGHIERI MARIO A--ETAL -
Owner 2:	BERLINGHIERI JUDITH A -
Street 1:	15 MORTON ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 8,713 Sq. Ft. of land mainly classified as One Family with a Colonial Building built about 1938, having primarily Vinyl Exterior and 1880 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	8713.000	389,700		545,100	934,800
Total Card	0.200	389,700		545,100	934,800
Total Parcel	0.200	389,700		545,100	934,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 497.23 | /Parcel: 497.2

Legal Description

User Acct 86686

GIS Ref

GIS Ref

Insp Date 09/30/17

Entered Lot Size

Total Land:

Land Unit Type:

PREVIOUS ASSESSMENT

Parcel ID 135.0-0001-0007.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	389,400	0	8,713.	545,100	934,500	934,500	Year End Roll	12/18/2019
2019	101	FV	299,600	0	8,713.	511,000	810,600	810,600	Year End Roll	1/3/2019
2018	101	FV	299,600	0	8,713.	422,500	722,100	722,100	Year End Roll	12/20/2017
2017	101	FV	299,000	0	8,713.	388,400	687,400	687,400	Year End Roll	1/3/2017
2016	101	FV	299,000	0	8,713.	354,300	653,300	653,300	Year End	1/4/2016
2015	101	FV	292,000	0	8,713.	347,500	639,500	639,500	Year End Roll	12/11/2014
2014	101	FV	292,000	0	8,713.	323,000	615,000	615,000	Year End Roll	12/16/2013
2013	101	FV	292,000	0	8,713.	307,300	599,300	599,300		12/13/2012

!10490!

PRINT

Date	Time
12/11/20	00:47:25

LAST REV

Date	Time
10/10/17	09:44:25
ekelly	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 10490

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BERLINGHIERI MA	68054-81		9/21/2016	Convenience	1	No	No		
	16551-238		11/1/1985		180,000	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/25/1993	411		7,000					REMODEL KITCHEN

ACTIVITY INFORMATION

Date	Result	By	Name
9/30/2017	MEAS&NOTICE	HS	Hanne S
1/29/2009	Entry Denied	372	PATRIOT
4/29/2000	Inspected	197	PATRIOT
12/1/1999	Mailer Sent		
11/2/1999	Measured	256	PATRIOT
8/20/1993		AS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

USER DEFINED

Prior Id # 1:	86686
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		8713		Sq. Ft.	Site		0	80.	0.78	9									545,113						545,100	

Total AC/HA: 0.20002 | Total SF/SM: 8713 | Parcel LUC: 101 | One Family | Prime NB Desc: Brackett | Total: 545,113 | Spl Credit | Total: 545,100

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	6 - Colonial		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	4 - Vinyl		
Sec Wall:			%
Roof Struct:	3 - Gambrel		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C+ - Average (+)		
Year Blt:	1938	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	6 - Average		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Good
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	2	Rating:	Good
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	GD - Good	18.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	18.6	%

CALC SUMMARY

Basic $ / SQ:	125.00
Size Adj.:	1.32307684
Const Adj.:	1.01989794
Adj $ / SQ:	168.675
Other Features:	92000
Grade Factor:	1.10
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	478735
Depreciation:	89045
Depreciated Total:	389690

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	1	HB	1

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	
Totals			
1	6	3	

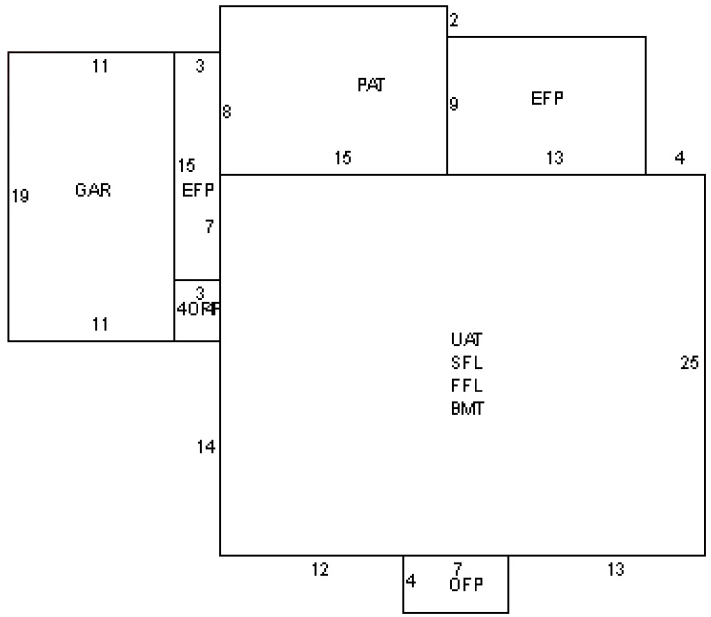
COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	185.54
Special Features:	0	Val/Su Net:	124.27
Final Total:	389700	Val/Su SzAd	249.81

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	800	63.760	51,007
FFL	First Floor	800	168.680	134,940
SFL	Second Floor	760	168.680	128,193
GAR	Garage	209	27.500	5,747
UAT	Upper Attic	200	67.470	13,494
PAT	Patio	165	4.610	761
EFP	Enclos Porch	162	44.910	7,275
OFP	Open Porch	40	44.880	1,795
	Net Sketched Area:	3,136	Total:	343,212
Size Ad	1560	Gross Are	3776	FinArea 1880

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	40	A	
SFL	95				

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

135.0-0001-0007.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	